

BAREFOOT BAY RECREATION DISTRICT

**Board of Trustees Regular Meeting
August 28, 2018
7 P.M. – Building D&E**

Meeting Called to Order

The Barefoot Bay Recreation District held a Regular Meeting on August 28, 2018 in Building D&E, 1225 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Lavier called the meeting to order at 7:00 P.M.

Thought for the Day

Mr. Lavier asked for a moment of silence to honor our service personnel both past and present who have helped protect our country. He also asked that we remember our Barefoot Bay residents both past and present.

Pledge of Allegiance to the Flag

Led by Mr. Wheaton.

Roll Call

Present: Mr. Lavier, Mr. Wheaton, Mr. Diana and Mr. Cavaliere. Mr. Klosky was excused. Also present: John W. Coffey, Community Manager, Cliff Repperger, General Counsel and Dawn Myers, District Clerk.

Presentations

Minutes

Mr. Cavaliere made a motion to approve the Minutes for August 10, 2018 as written. Second by Mr. Wheaton carried unanimously.

Treasurer's Report

Mr. Cavaliere read the Treasurer's Report for August 28, 2018.

Mr. Diana made a motion to approve the Treasurer's Report as written. Second by Mr. Wheaton. Motion carried unanimously.

Audience comment On Agenda Items

Mr. Rich Schwatlow commented on the proposed financing amount of 8 million dollars discussed in a recent Peek at the Week article as misleading as a new Board can alter the amount. Additionally, he maintained that he believed most residents do not agree with either option on the proposed referendum question, stating that the lack of a third option on the ballot takes away the resident's choice. Mr. Schwatlow reiterated to the Board that he is firmly against borrowing money to fund the projects.

Mr. Jeff Grunow commended the Board for agreeing to allow the District's engineering company to provide a proposal on the knockdown of the Lounge recommended by an articulate and informed resident.



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He suggested the Board think about 30-year financing for the new Lounge reconstruction explaining that the millennials will be moving in within 15 years and will pay for it as they are known to enjoy congregating in public spaces.

Ms. Jeanne Osborne reminded the Board about her disapproval of the lack of a third option that gives the choice not finance the projects at all. She asked the Board to acknowledge Viola Segel on her 100th birthday. Ms. Osborne stated Ms. Segel has resided in Barefoot Bay since 1977.

Ms. Angel Agel asked the Board to lift the moratorium on new clubs so she can submit a request to start a dog lovers club. Consensus by the Board to put an agenda item on the next meeting agenda to discuss lifting the moratorium.

Unfinished Business

Golf Membership Proposal by Trustee Wheaton

David Lane, the current Club Champion, cautioned the Board on adopting the proposed fee structure for the club membership. He stated that he has experience with a course he played in South Carolina that adjusted the membership fees to the detriment of the course as many people left the membership at the onset of the change.

Mr. Wheaton clarified that his proposal is simply another option and he will continue to be a member regardless of the outcome. He stated that he believes this may be a fairer option for the residents which is why he proposed it.

Mr. Ernie Cruz presented his response to Mr. Wheaton's proposal stating that his proposal would garner approximately \$68,000 however, we would lose money within the trail fees.

Mr. Cavaliere stated that the golf course is an amenity and adds value to the properties in Bay. He stated that he is not in favor of the proposal as he does not see a benefit to this proposal.

Mr. Diana recommended marketing to the new homeowners in order to generate revenue on the golf course.

Mr. Lavier stated that he is not in favor of changing anything as the golf membership fees have been raised twice in last couple of years.

Mr. Diana made a motion to leave the fee structure as is. Second by Mr. Cavaliere. Motion carried unanimously.

New Business

DOR Violations

DOR Violation 18-002299 858 Hawthorne Circle

Article II Section 2 ARCC NO Permit

DOR Violation 18-000548 858 Hawthorne Circle

Article III Section 3 ABCDE Vehicle Violations

Mr. Cavaliere made a motion by consent agenda to refer the violations to General Counsel Repperger for legal, equitable or other appropriate action with failure to comply. Second by Mr. Diana. Motion carried unanimously.



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ARCC Guidelines

Mr. Rich Armington, Resident Relation manager stated that the ARCC met on July 24th to promulgate the ARCC Guidelines and presented the two areas of modification to the Board. All modifications are in place going forward.

All decks higher than 30" above grade must have a guardrail. The requirements for the guardrails is they need to be at least 36" in height measured from the deck surface to the top of the rail.

When submitting an ARCC permit after the work has begun, the property owner must personally appear at the next scheduled ARCC meeting to have their application reviewed by the Committee.

Building A Lounge/Wall Assessment

Based on Mr. Wheaton's concerns about the wall behind Building A, staff sought a proposal from Barefoot Bay Engineer Firm, TLC to investigate the integrity of the wall. Mr. Coffey submitted the TLC proposal for an assessment of the wall behind Building A and the Lounge in the amount of \$4,200.

Mr. Cavaliere made a motion to approve the proposal by TLC for an assessment on the Lounge and wall behind Building A. Second by Wheaton. Motion carried unanimously.

Copiers Lease Renewal

Staff reported that the copier contract with ABM in the Administrative offices is up for renewal in one year. Staff has not had any issues with the current copier vendor. The new lease will incur an annual savings of \$1500.

Mr. Diana made a motion to approve the 5-year contract with ABM for an estimated annual cost of \$9,665 plus overage charges. Second by Mr. Cavaliere. Motion carried unanimously.

Shopping Center Lease Proposal

Mr. Coffey informed the Board that a proposal from a realtor to lease the past medical offices space was received but staff made the decision not to bring the proposed lease to Board due to the non-compete policy at the shopping center. Last week Mr. Wheaton asked to place the topic on the agenda for discussion. Mr. Wheaton stated that if there is a written non-compete policy in Barefoot Bay that will be upheld. Mr. Coffey stated that there is not a written policy, however a verbal agreement from the Board stating there should not be vendor competition has been in place. Mr. Cavaliere commented that even now the two realtors are still competing based on the locations of their current offices. He recommended allowing the applicant to lease the space. Mr. Lavier agreed.

Mr. Cavaliere made a motion to approve the lease. Mr. Lavier passed the gavel to Mr. Diana. Second by Mr. Lavier. Mr. Diana opposed. Motion carried 3-1.

Resolution Revising Financing Option Referendum Question

Mr. Lavier stated that he was not in favor of the referendum question as it is written and is willing to look into incorporating a third option onto the referendum.

Mr. Cavaliere reminded the Board that we are out of time and we cannot put both questions on the referendum as a yes or no question as that eliminates any possibility of future boards having that option again.

Mr. Diana stated that the resolution is not necessary as we can finance the projects with the approximate \$700,000 we currently have set aside in the debt service fund. He stated we can move the projects forward but in a slower time frame and perhaps a lesser amount.



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General Counsel Repperger explained why the question was worded as it was in order to satisfy the Supervisor of Elections requirements while keeping with the direction from the Board.

Mr. Schwatlow commented on his article regarding the bond he believes the referendum question is asking only whether we want a bond or a loan. He stated that the Board has researched this topic for quite some time and should be able to make sound decision.

Mr. Wheaton asked for clarification on whether the results are binding. General Counsel stated that it is not but a future Board seeking validation of a bond issuance or bank loan may have opposition from the residents if the specific referendum results were in opposition to the validation effort.

Mr. Jeff Grunow stated that the Board should scrap the referendum and go with a 30-year bond.

Mr. Cavaliere argued the benefits of a 30-year bond as it would not require raising the assessment as a 15-year loan would. He continued that the only third option that is viable is a special assessment which he would not support as there are many residents that cannot afford that.

Mr. Wheaton stated that the projects list is bloated in his opinion in terms of the maintenance building for the golf course. Discussion ensued.

Ms. Louise Crouse stated that the Board should prioritize which projects need attending to first and focus on only a few projects first. She maintained that while working on the prioritized projects discussion can be had about paying for the remaining projects.

Mr. Diana made a motion not to move forward with the resolution. Second by Mr. Wheaton. Mr. Cavaliere opposed. Motion passed 3-1.

Mr. Diana made a motion rescinding Resolution 2018-08. Second by Mr. Wheaton. Motion carried unanimously.

Manager's Report

Resident Relations

ARCC Updates

- Meeting on August 21st had 17 permits on the agenda: 8 consent (not changing the footprint of the home) approved and 8 non-consent (i.e. anything requiring a survey) approved and 1 old case was approved. The next meeting will be on September 4th at 9 am in the HOA office.

Violations Committee Updates

- Meeting on August 10th had 13 cases on the agenda with 5 coming into compliance prior to the meeting and 8 were found in violation.
- The next meeting will be on August 24th at 10 am at Bldg. D&E with 38 cases on the agenda.

Other Interesting Facts

- All BBRD employees will receive training on August 30th regarding sexual harassment prevention and diversity. Staff who are unable to attend the two group sessions will be provided the training at a later date.
- 42 new homeowners received badges in August
- 8 new employees were on-boarded
- 1003 Wren should be demolished by mid-October.



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Food & Beverage

- The annual summer games (for all ages) and chili cook off will be held at Pool #1 on Sunday, September 16 from 2-6 p.m. Prizes for best chili and game winners. Flyers with the details will be posted.
- Replacement tables and chairs for Lakeside of the Lounge were received and placed into service. Additional tables and chairs will be ordered in October.
- The Architect and representative of TLC conducted site visits of the Lounge to start the conceptual design process following the workshop on August 23rd.

Golf-Pro Shop

- Projects
 - Major bunker restoration is completed. Sod to be laid around the bunkers in the future
 - Hole 16 Renovation continues (Ladies room first, then Men's restroom) (grant funded)
 - Hole 18 out of bounds netting repairs are completed
 - Scoreboard/Picnic Area: Obtained a quote from Barefoot Services and awaiting second quote from Alpha Construction for demolition of existing scoreboard and construction of a new one to maximize shaded picnic area (grant funded)
 - Cart path project is completed
 - New palm trees were installed on August 21st and 22nd (grant funded)

Property Services

- Continued installation of new bocce ball canopies
- Trimmed seed pods out of palms at the 19th hole, along BFB and in other common areas
- Trimmed low hanging oak tree limbs at the softball field
- Finished renovations to the showers at Pool #1
- Removed old fixtures paneling and tile from the 16th tee restroom and installed new drywall
- Posted signs of the new pool temps for the winter season
- Changed the hand pump at the pier
- Coordinated timing of tennis/pickle ball fence repairs and then pickle ball court construction

General Information

- Special BOT Meeting – The BOT will meet on Fri., September 7th in Building D at 9am to consider the adoption of the FY19 assessment roll. This will be the only agenda item on said meeting.
- R&M/Capital Projects Update – All one-time projects, not deferred due to the proposed Bond Fund, except for Pool #2 Pit Replacement (which we still cannot find a vendor for), are scheduled for completion by the end of FY18.

Attorney's Report

No Report



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Incidental Trustee Remarks

Mr. Lavier reminded the residents about the limitations imposed on the trustees by the Florida Sunshine law which prohibits them from discussing the topics of upcoming agendas amongst themselves outside of a public venue. He asked that residents be patient with them as they work out issues at the meeting even if it means the meetings run a little longer. They are simply trying to work out the best possible solutions for the Bay.

Mr. Diana reiterated that the trustees do have a plan to make the Bay better for the current and future residents if we are careful to make the right fiscal decisions concerning the projects. He is satisfied with the decision that was made today in stopping the resolution and is ready to move forward in a clear and logical manner.

Mr. Cavaliere had no remarks at this time.

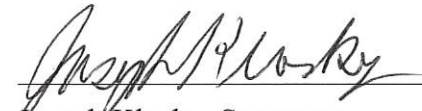
Mr. Wheaton had no remarks at this time.

Adjournment

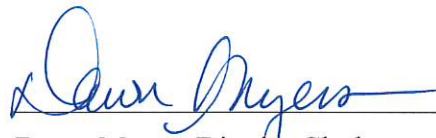
Mr. Cavaliere made a motion to adjourn.

The next meeting will be on Friday, September 14, 2018 at 1PM in Building D/E.

Meeting adjourned 8:48PM.



Joseph Klosky, Secretary



Dawn Myers, District Clerk